

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ARVIN

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

(CCR Title 25 §6202)

Reporting Period 01/01/2013 - 12/31/2013

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

(9) Total of Moderate and Above Moderate from Table A3		8	0		
(10) Total by Income Table A/A3	0	78	8	0	
(11) Total Extremely Low-Income Units*	0				

* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	8	0	0	0	0	8	8
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	191	0	0	0	0	0	0	0	0	0	0	191
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	88	0	0	0	0	0	72	0	0	0	78	10
	Non-Restricted		0	0	0	0	0	6	0	0	0		
Moderate		97	0	0	0	0	6	8	0	0	0	14	83
Above Moderate		218	0	0	0	0	0	0	0	0	-	0	218
Total RHNA by COG. Enter allocation number:		594	0	0	0	0	6	86	0	0	0	92	502
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
22. Single Room Occupancy	Revise the current C-1 and C-2 zones to specifically permit SROs with a Conditional Use Permit	2013	In 2014, the City will amend the Zoning Ordinance in compliance with State law and allow SROs with a CUP.
23. Emergency Homeless Shelter	Revise the Zoning Ordinance to allow emergency shelters by right in the M-2 zone.	2013	In 2014, the City will amend the Zoning Ordinance in compliance with State law and allow emergency shelters by-right in the M-2 zone.
1. Housing Information Outreach Program	Promote property owner awareness and interest in available residential rehabilitation programs through the City website and print media in public buildings.	2013	In 2014, the City will list and describe the housing rehab programs available to Arvin residents In 2014, the City will list and describe the housing rehab programs available to Arvin residents on the City's website and on printed material at City Hall.on the City's website and on printed material at City Hall.
2. Home Maintenance Counseling Program	The City Hall will conduct one counseling workshop a year on home maintenance.	2013	In 2014, the City will conduct a home maintenance workshop at City Hall. Announcement of this workshop will be on the City's website and notices posted at City Hall.
3. Neighborhood "Clean-Up"/"Fix-Up" Campaigns	The City will conduct "neighborhood clean-up/fix-up day" at least once a year.	Annually 2008-2013	In 2014 (same day as Program 2), the City will conduct a "neighborhood clean-up/fix-up day". Announcement of this clean-up day will be on the City's

			website and notices posted at City Hall.
4. Maintain and Update Inventory of At-Risk Projects	Maintain and update at-risk project inventory and aid at-risk project owners	2013	In 2014, the City, in coordination with the Housing Authority of the County of Kern (HACK), will maintain a list of at-risk housing projects. The City will contact the owners to determine the at-risk status of the housing projects .
5. Arvin First-Time Home Buyers Loan Program	Approximately 15 loans over the five-year period, if funds are available	Annually 2008-2013	With the dissolution of the Arvin Redevelopment Agency in 2012, housing-set aside funds are no longer available.
6. Energy Conservation Library	Increase energy efficiency of new homes and to reduce housing operating costs	2013	In 2014, the City will collect information on energy conservation and efficiency. The information material will be centrally located at the County library and included on the City's website.
7. Update and Amend the General Plan and Zoning Ordinance	Create opportunities for at least 269 lower income households	2013	Program completed -- In 2012 the City adopted Resolution 2012-34 adopting the General Plan Update. In 2013 the City adopted Resolution 2013-16 to amend the General Plan land use map to higher residential densities in Jewett Square and Ordinance 411 establishing the Pedestrian-Oriented Mixed Use Overlay zone in Jewett Square and the Sycamore/Meyer areas.
8. Amend Definition of "Family"	Amend the City's current definition of family to the State's definition of family	2013	In 2013 the City amended its Municipal Code to comply with the State's definition of family.
9. Employee Housing Act	Comply with the Employee Housing Act to allow employee housing by-right	2013	In 2014, the City will amend the Zoning Ordinance in compliance with the Employee Housing Act to allow employee housing by-right.
10. Density Bonus Ordinance/Affordable Housing Development Incentives	Adopt a Density Bonus Ordinance to assist in the creation of affordable housing	2013	In 2014, the City will adopt a Density Bonus Ordinance in compliance with State housing law.
11. Local Plan and Standard Review	Facilitate the production of affordable for-sale and rental housing	2013	Program completed -- Adoption of Resolutions 2012-34 and 2013-16 and Ordinance 411 (See Program 7)
12. Kern County Blueprint Program	Adopt Kern County Blueprint guidelines	Within one year of Blueprint Program's establishment	Program completed -- Adoption of Resolutions 2012-34 and 2013-16 and Ordinance 411 (See Program 7)
13. Chelsea Development Project	Approve and construct 60 affordable units	Spring 2012	Formerly the Chelsea Development Project, the City approved the development of the Sycamore Family Apartments located at 740 Sycamore Road. Phase I of the project includes 17 Very Low-Income, 31 Low-Income and 1 Moderate-Income units and Phase II (permits approved in 2013) include 72 Lower-Income units.
14. Facilitating Large Parcels	Facilitate development of large parcel APN 190-020-45	2013	Program completed -- In 2013 the City adopted Ordinance 411 establishing a Pedestrian-Oriented Mixed Use Overlay zone in the Jewett Square and Sycamore/Meyer areas within the City. These are both large undeveloped

			parcels of land.
15. Adequate Sites Monitoring Program	1) Maintain an up-to-date inventory of adequate housing sites for each income category; 2) develop and implement a formal ongoing procedure to evaluate identified capacity and identify additional sites as necessary; and 3) perform an annual evaluation to determine whether sites are being utilized for residential development and monitor the effectiveness of programs and incentives	Annually 2008-2013	Program completed -- In March 2014, the City surveyed the sites identified in the Housing Element as vacant land and properties for consolidation and recycling. The survey determined that vacant parcel (APN 192-170-08) has been permitted for development of 72 Lower-Income units as part of Sycamore Family Apts. (Phase II). In addition 13 parcels have been developed or issued building permits in 2013. Also, a memorandum was prepared that describes the procedure for continuing valuation of affordable housing development opportunities. The memorandum of Housing Program 14 is on file with the City's Planning Department.
16. Redevelopment Housing Funds for Lower Income Households	Provide funding for at least five units for extremely low income housing throughout the planning period	2013	Until the dissolution of the Arvin Community Redevelopment Agency under AB X1 26, redevelopment set-aside funds were one of the primary sources of financing used for preserving, improving and developing affordable housing. Without redevelopment housing funds, the City will pursue other local, state and federal funds to help develop affordable housing.
17. Equal Housing Opportunity Program	Promote equal housing opportunities for all households in the City. Information will be provided through the City website and print media at public buildings	Annually 2008-2013	The City continues to promote equal housing opportunities for Arvin residents by providing information on the City's website and on printed material that will be available at City Hall. Information will be updated on an annual basis.
18. Residential Care Facilities	Comply with State law regarding residential care facilities	2013	In 2014, the City will amend the Zoning Ordinance to comply with State law regarding residential care facilities with 6 or fewer in single-family residential zones.
19. Request for Reasonable Accommodation	Revise the Zoning Ordinance to provide reasonable accommodation	2013	In 2014, the City will amend the Zoning Ordinance in compliance with the Fair Housing Act to inform residents that they are entitled to request a reasonable accommodation with respect to zoning, permit processing and building code standards.
20. Second Units	Revise the Zoning Ordinance to comply with State law and allow second units by-right	2013	In 2014, the City will amend the Zoning Ordinance in compliance with State law and allow second units by-right.
21. Transitional and Supportive Housing	Revise the Zoning Ordinance to comply with State law and allow transitional and supportive housing with the same development standards as any permitted residential use in that zone by-right	2013	In 2014, the City will amend the Zoning Ordinance in compliance with State law and allow transitional and supportive housing with the same development standard as any permitted residential use in that zone by-right.

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General Comments:

In Table B, the RHNA allocation for very low includes 62 units of unaccommodated RHNA numbers from previous 2000-2007 Housing Element period.